

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF GREENWOOD ROAD AT ITS INTERSECTION WITH WEST BERT KOUNS INDUSTRIAL LOOP AND 1100 FEET NORTH OF GREENWOOD ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-A, RESIDENCE-AGRICULTURE DISTRICT, TO R-A-E, RESIDENCE-AGRICULTURE/EXTENDED USE DISTRICT LIMITED TO "A WAREHOUSE AND DISTRIBUTION FACILITY" ONLY AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the north side of Greenwood Road at its intersection with West Bert Kouns Industrial Loop and 1100 feet north of Greenwood Road, Shreveport, Caddo Parish, Louisiana legally described below, be and the same is hereby changed from R-A, Residence-Agriculture District to R-A-E, Residence-Agriculture/Extended Use District limited to "a warehouse and distribution facility" only.

A tract of land being the SE/4 of Sect 16, T17N, R15W and most of that portion of the E/2 of Sect 21, T17N, R15W lying north of US Hwy 80, Caddo Parish, LA, more fully described as: Beginning at the common corner of Sects 15, 16, 21, and 22, T17N, R15W that is marked by a found 2 inch pipe; thence N89°38'37"W 49.80 feet to a found 1 inch pipe; thence S1°3'20"W 1792.15 feet to a found 2 inch pipe (said line being the west line of a road dedication recorded, also said line is parallel and 50 feet from the east line of said Sect 21); thence S84°12'54"W along the north line of Company Stores Commercial Subdivision, Shreveport, Caddo Parish, LA 805.93 feet; thence S1°3'20"W along the west line of Company Stores Commercial Subdivision 547.34 feet; thence N88°56'40"W 700 feet; thence S1°3'20"W 470.45 feet; thence N88°56'40"W 280 feet; thence S1°3'20"W 517.03 feet to the north R/W of US Hwy 80; thence S84°8'22"W along the north R/W of US Hwy 80; thence S84°8'22"W along the north R/W of US Hwy 80 801.38 feet to the N-S center line of said Sect 21, that is marked by a found 2 inch pipe; thence leaving said north R/W, N1°11'37"E along N-S centerline 3525.82 feet to the mid-point of the north line of said Sect 21 that is marked by a found 2 inch pipe; thence N1°17'30"E along the N-S center line of Sect 16 for 2633.50 feet to the mid-point of Sect 16, that is marked by a found 2 inch pipe; thence S88°57'23"E along the E-W mid-line of Sect 16 for 2613.15 feet to the east line of Sect 16 that is marked by a found 2 inch pipe; thence S1°12'23"W along east line 2639.77 feet to the POB containing 313.170 acres calculated by the above courses and distances which were made in accordance with LA "Minimum Standards for Property Survey" for a Class "C" Survey.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

**Any uses other than those specifically described in this decision or as allowed as a "use by right" in an R-A District shall require a Zoning Ordinance amendment to be approved by the MPC and City Council.**

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. Additional warehouse/distribution uses not currently indicated on the site plan shall be allowed subject to site plan approval by the MPC prior to issuance of any building permits.
3. Ingress and egress for the planned development as shown on the site plan shall also be approved by the Louisiana Department of Transportation and Development. Written documentation of such approval shall be submitted to the Planning Director prior to the issuance of any building permits.
4. Documentation shall be provided to the MPC staff that clearly indicates all off-site roadway improvements that will be required as a condition of the LADOTD approval.
5. A subdivision plat for subject property shall be submitted to and approved by the Planning Commission prior to the issuance of a Certificate of Occupancy.
6. All undeveloped property indicated on the site plan shall be platted as non-building sites prior to the issuance of any building permits. All vegetation that currently exists on the non-building sites shall remain undisturbed.
7. Development of the property shall begin with a period of two (2) years from the date of the adoption of this ordinance. Failure to comply with this stipulation shall render the zoning described herein null and void, and the zoning classification will automatically revert to R-A.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT - SEPTEMBER 7, 2011**

srj

<b>CASE NO:</b>	<b>C-76-11:</b> 7200 block of Greenwood Road	District: G/S. Jenkins
<b>APPLICANT:</b>	Franks Investment Company, LLC	District: 12/Epperson
<b>LAND OWNER:</b>	Same	
<b>LOCATION:</b>	North side of Greenwood Road, @ intersection with W. Bert Kouns Industrial Loop	
<b>ZONING:</b>	R-A to I-1	
<b>PROPOSED:</b>	Warehouse and distribution center or other uses permitted with this zoning district	

**GENERAL INFORMATION:**

- The proposed facility will function as a warehouse and distribution center where products will be delivered by truck, stored and redistributed by truck. **Manufacturing will not occur on site.**
- **No on-site retail or wholesale sales are planned for this development.**
- The zoning for properties surrounding this development is R-A to the North, B-3, I-1 and R-1D to the East, B-3, I-1, and R-A (SPI-2) to the South, and R-1D and R-A to the West.
- **This site was unanimously approved by the MPC and City Council for I-2 zoning in 1990 (reference case C-55-90). The case contained a two year development stipulation and since it was not developed in that timeframe, the property reverted back to R-A.**

**SITE PLAN CONSIDERATIONS:**

- The site plan submitted indicates a prototype structure placed within the property boundaries. A great deal of detailed information that is necessary to a thorough site plan review is not indicated on the site plan provided. **(Based on information available as of end of business 9-6-2011).**
- The proposed site is comprised of 313.170 acres of a currently undeveloped and densely vegetated tract of land.
- The applicant has indicated that only the 100 acre portion at the extreme northern portion of the tract will be immediately developed.
- The development area is indicated approximately, 450 feet south of the northern property line, 150 feet from the eastern property line, and 4,500 feet from the southern property line and 450 feet from the western property line.
- Except where shown in street right-of-ways, all internal driveways are located approximately 150 feet from the external property boundary.
- Although not indicated on the plan, it is recommended that the areas outside of the development area except that utilized by the primary ingress and egress of the property remain undisturbed and the vegetation remain intact.
- The gross square footage of this facility is 1,016,148 Square Feet.
- Due inadequate information a determination cannot be made to determine if the parking provided is in compliance with ordinance.
- **331 automobile parking spaces are indicated on the site plan. 77 future automobile spaces are also indicated.**
- Truck trailer parking spaces are indicated on the north side of the facility. The total number was not clearly indicated.
- Storm water detention for a 25 year frequency storm will be required for this development. Detailed plans shall be submitted and approved by the Shreveport City Engineer's office prior to the issuance of building permits.
- Currently the storm water detention area is indicated on the south side of the building towards in the direction of the current natural drainage flow.
- This property is located within the Cross Lake Watershed. Due to the scope and size of the planned development, and its potential impact to the watershed, care should be taken by the developer to insure that construction and post construction activities are in compliance with erosion control and storm water management practices as required by ordinance.
- City of Shreveport water and sewer is available for extension from Greenwood Road at the owner's expense.
- The site plan indicates two points of ingress/egress for the site from Greenwood Road.
- One point of access is indicated within the 100 foot wide right of way that is the extension of Bert Kouns Industrial loop that is currently unimproved north of Greenwood Road. Currently the right-of-way is centered on the city limit line and spans the jurisdiction of the City of Shreveport and Caddo Parish.
- Any planned improvements within the existing right-of-way of the Industrial Loop Extension shall be submitted to and approved by the Shreveport City Engineer and or the Caddo Parish Director of Public Works (depending on jurisdiction) prior to issuance of any building permits.
- The second point of access is indicated in the approximate center of the road frontage of the tract that is along the Greenwood Road right-of-way at the southwesterly portion of the property.

- Greenwood Road (US Hwy 80) is state highway and will require approval from LA DOTD approval of ingress and egress.
- Due to the volume of existing traffic, existing complex turning movements, issues regarding both horizontal and vertical site distance and the anticipated increased large truck traffic volume, any contemplated access point along Greenwood Road should be carefully studied from a traffic engineering point of view to ensure that safe ingress and egress can be accomplished.
- A Wetlands Determination has been provided by the applicant in accordance with US Army Corps of Engineers requirements. The determination confirms that no wetlands exist in the area proposed for distribution center although a less than ½ acre area of wetlands is confirmed within the overall tract. There is no indication that the wetland would be disturbed as a result of the immediate planned improvements. If development would be contemplated where the wetlands are located, mitigation would be required in accordance with Corps of Engineer's requirements.
- The applicant has provided a Phase I Environmental Site Assessment confirming that no recognized environmental conditions or potential environmental concerns were observed at this location.
- **A sight obstructing screen fence is required along all property lines that abut residentially zoned property. No fencing is currently indicated. Unless specifically waived by the MPC, this fencing will be required.**
- There is not enough detail on the site plan to determine where garbage dumpsters and other outdoor service areas may be located. Information to this regard must be provided on the site plan.
- All outdoor lighting must comply with current ordinances that do not allow any light spill-over on adjacent property. A detailed lighting plan with photometric diagrams shall be submitted to the MPC staff for approval prior to the issuance of building permits.
- The property is a tract of land and has not been legally subdivided into a lot of record. MPC approval of a subdivision plat will be required prior to the issuance of building permits.

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#### **PUBLIC'S ASSESSMENT**

**2 people spoke in favor; 6 spoke in opposition; 23 stood in opposition.**

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#### **BOARD'S DECISION**

**The Board voted 6-0 to recommend approval of R-A-E zoning limited to "a warehouse and distribution facility" only subject to compliance with the following stipulations:**

**Any uses other than those specifically described in this decision or as allowed as a "use by right" in an R-A District shall require a Zoning Ordinance amendment to be approved by the MPC and City Council.**

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
- 2. Additional warehouse/distribution uses not currently indicated on the site plan shall be allowed subject to site plan approval by the MPC prior to issuance of any building permits.**
- 3. Ingress and egress for the planned development as shown on the site plan shall also be approved by the Louisiana Department of Transportation and Development. Written documentation of such approval shall be submitted to the Planning Director prior to the issuance of any building permits.**
- 4. Documentation shall be provided to the MPC staff that clearly indicates all off-site roadway improvements that will be required as a condition of the LADOTD approval.**
- 5. A subdivision plat for subject property shall be submitted to and approved by the Planning Commission prior to the issuance of a Certificate of Occupancy.**
- 6. All undeveloped property indicated on the site plan shall be platted as non-building sites prior to the issuance of any building permits. All vegetation that currently exists on the non-building sites shall remain undisturbed.**
- 7. Development of the property shall begin with a period of two (2) years from the date of the adoption of this ordinance. Failure to comply with this stipulation shall render the zoning described herein null and void, and the zoning classification will automatically revert to R-A.**

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The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-76-11

R-MHP

R-1D

SCALE: 1" = 800'

500' NOTIFICATION  
AREA

R-A

R-A

OUTSIDE CITY LIMITS

R-A to  
I-1

OUTSIDE CITY LIMITS  
INSIDE CITY LIMITS

INSIDE CITY LIMITS  
OUTSIDE CITY LIMITS

R-1D

OUTSIDE CITY LIMITS

R-A

I-1

R-1D

R-A

OUTSIDE CITY LIMITS

R-1D

GREENWOOD CITY LIMITS

R-1D(SPI-2)

R-A(SPI-2)

I-1(SPI-2)

B-3(SPI-2)

B-3

I-2

R-A

R-1D-E

R-1D-E(SPI-2)

B-3(SPI-2)

I-1(SPI-2)

R-A(SPI-2)

I-1(SPI-2)

I-2(SPI-2)

Greenwood

R-2-E(SPI-2)

R-A(SPI-2)

B-3-E  
(SPI-2)

B-3(SPI-2)

R-A(SPI-2)

B-3(SPI-2)

I-2(SPI-2)

Lewis

R-2(SPI-2)

R-A(SPI-2)

B-3(SPI-2)

R-A(SPI-2)

B-3(SPI-2)

I-2(SPI-2)

Fawn

Deer Creek

Monica

R-A

I-1

I-1(SPI-2)

I-1(SPI-2)

I-1(SPI-2)

I-1(SPI-2)

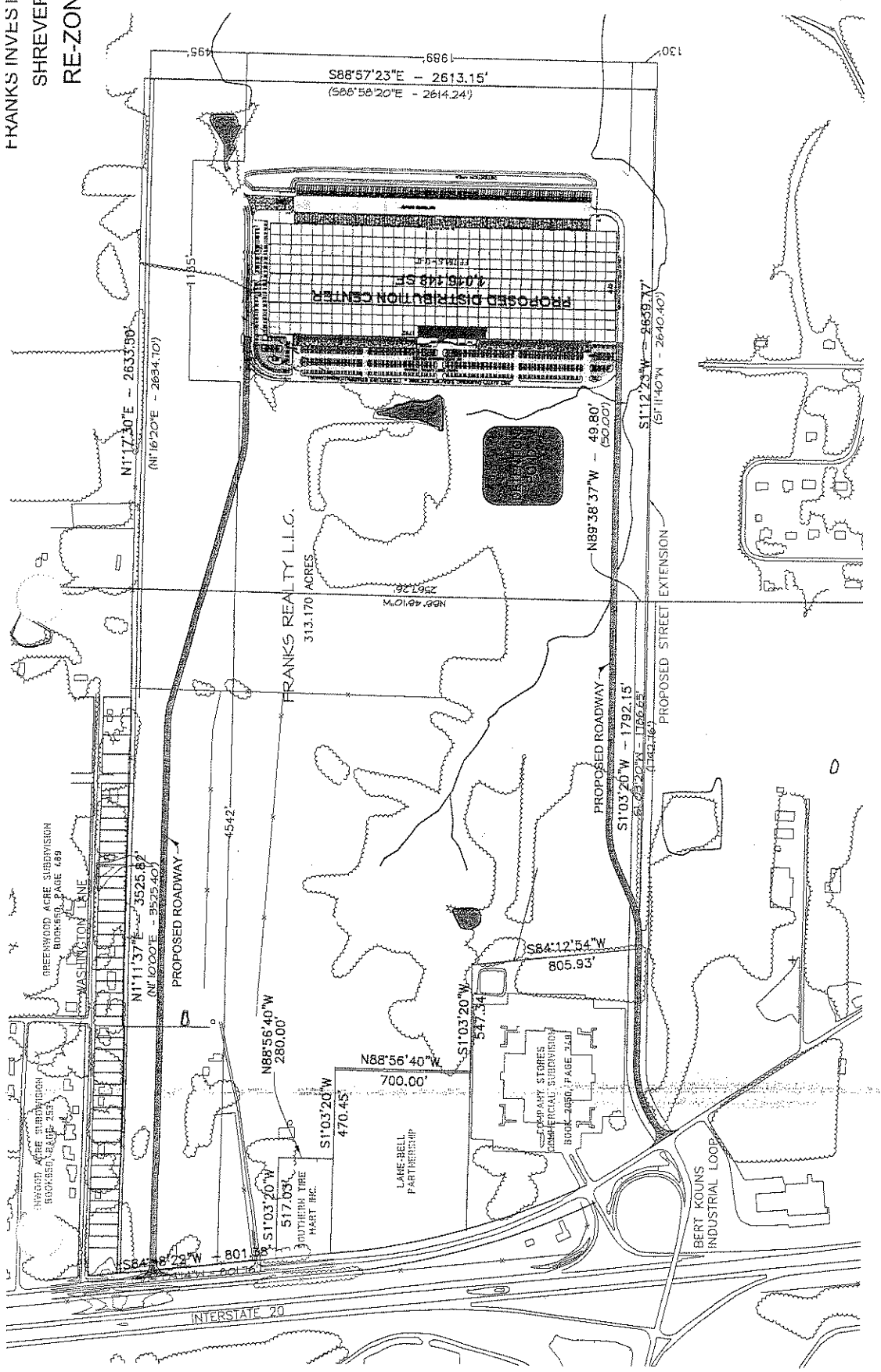
I-1(SPI-2)

I-1(SPI-2)

I-1(SPI-2)

I-1(SPI-2)

I-1(SPI-2)



**AILET,  
FENNER,  
JOLLY, &  
McCLELLAND, Inc.**

*Consulting Engineers*  
3003 KNIGHT STREET, SUITE 120  
SHREVEPORT, LOUISIANA 71105  
318.425.7452  
318.425.4922 fax  
efjmc@efjmc.com

SCALE : 1" = 500'

APPLICATION: ✓ CITY CASE        PARISH CASEAPPLICANT'S NAME: Franks Investment Company, L.L.C.

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

## MAILING ADDRESS FOR ALL CORRESPONDENCE:

P.O. Box 7626

PHONE: 221 2688(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE: 71137FAX # 221 7720

## EXISTING ZONING:

## PROPOSED ZONING:

## ACCEPTABLE ALTERNATIVE:

R-A

I-1

MPC APPROVAL ☒SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Warehouse Distribution CenterEXISTING USE: Undeveloped PropertyIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Construction of a new 1,000,000 SF facilityREASON FOR APPLICATION (justification for zoning change): Economic DevelopmentADDRESS OF SITE: 7340 Greenwood Road, Shreveport, LAASSESSOR'S ACCOUNT NUMBER: 171516-000-0015-00-RE, 171521-000-0015-00-REFound on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: See attached property survey

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Bobby E. JELKS MANAGING  
Partner  
P.O. Box 7626 SHREVEPORT  
LA  
71137  
[Signature]

Alta. V. FRANKS  
NAME  
SAME  
Address  
Signature

FATH N. GILBERT  
NAME  
SAME  
Address  
Signature

# STATEMENT OF INTENT GENERAL REZONING

**APPLICANT'S NAME:** Franks Investment Company, L.L.C.

**NATURE AND DESCRIPTION OF BUSINESS:** Real Estate and Other Investments

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

\_\_\_\_\_ **ERROR** (there is a manifest error in the Zoning Ordinance)

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

✓ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

\_\_\_\_\_ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

**SQUARE FEET OF PROPERTY:** 13641685

**SQUARE FEET OF STRUCTURE(S)** 1016148

**PARKING SPACES REQUIRED:** 300      **SPACES PROVIDED:** 900

**HOURS OF OPERATION** (state proposed hours) 24

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

**IS WATER PROVIDED BY THE CITY OF SHREVEPORT?** Yes

**IF NOT - WHAT IS THE SOURCE OF WATER?**

**IS SEWER PROVIDED BY THE CITY OF SHREVEPORT?** Yes

**IF NOT - WHAT IS THE SOURCE OF SEWER?**

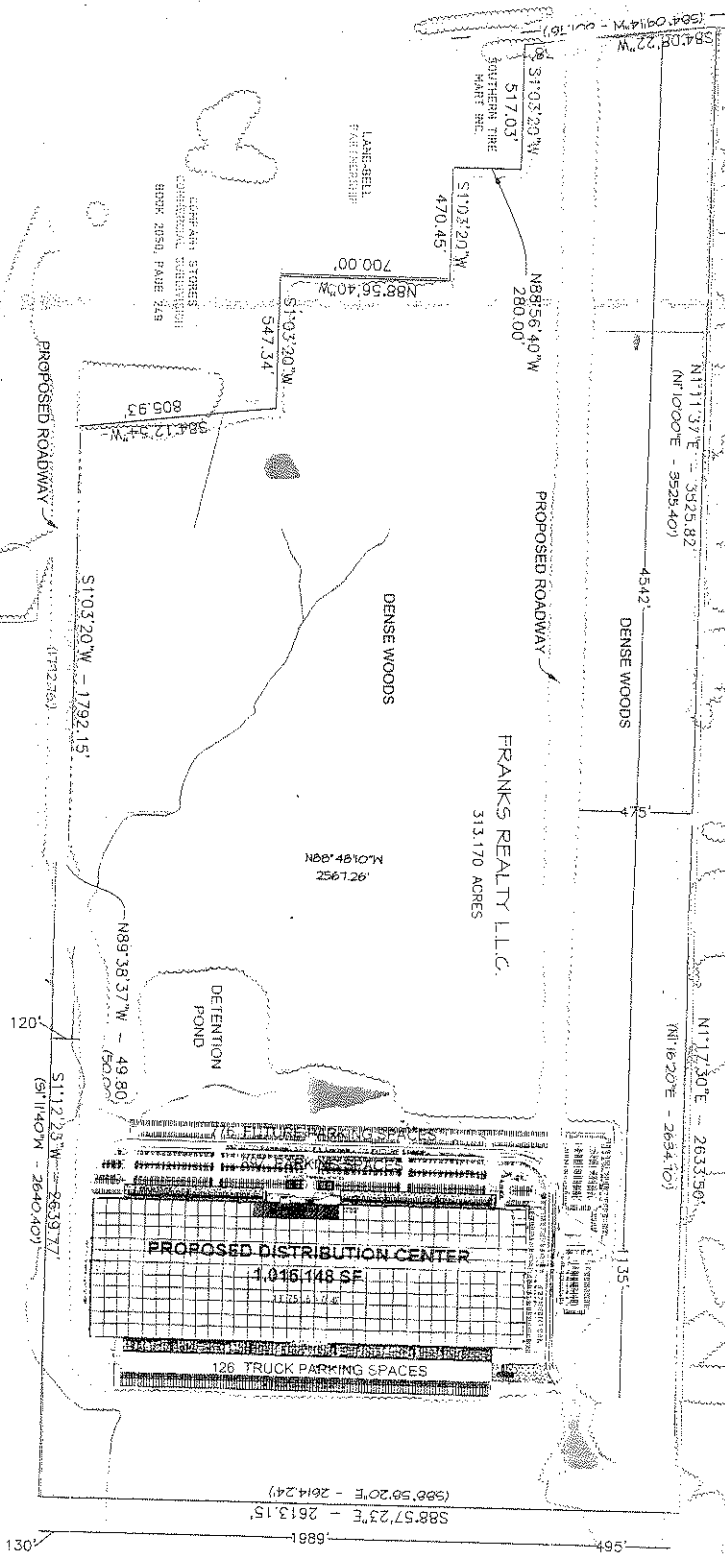
**IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?**

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

**IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY?** No



FRANKS INVESTMENT COMPANY L.L.C.  
SHREVEPORT, LOUISIANA  
RE-ZONING SITE MAP



SCALE: 1" = 500'

**ALLET,  
FENNER,  
JOLLY, &  
McCLELLAND, Inc.**

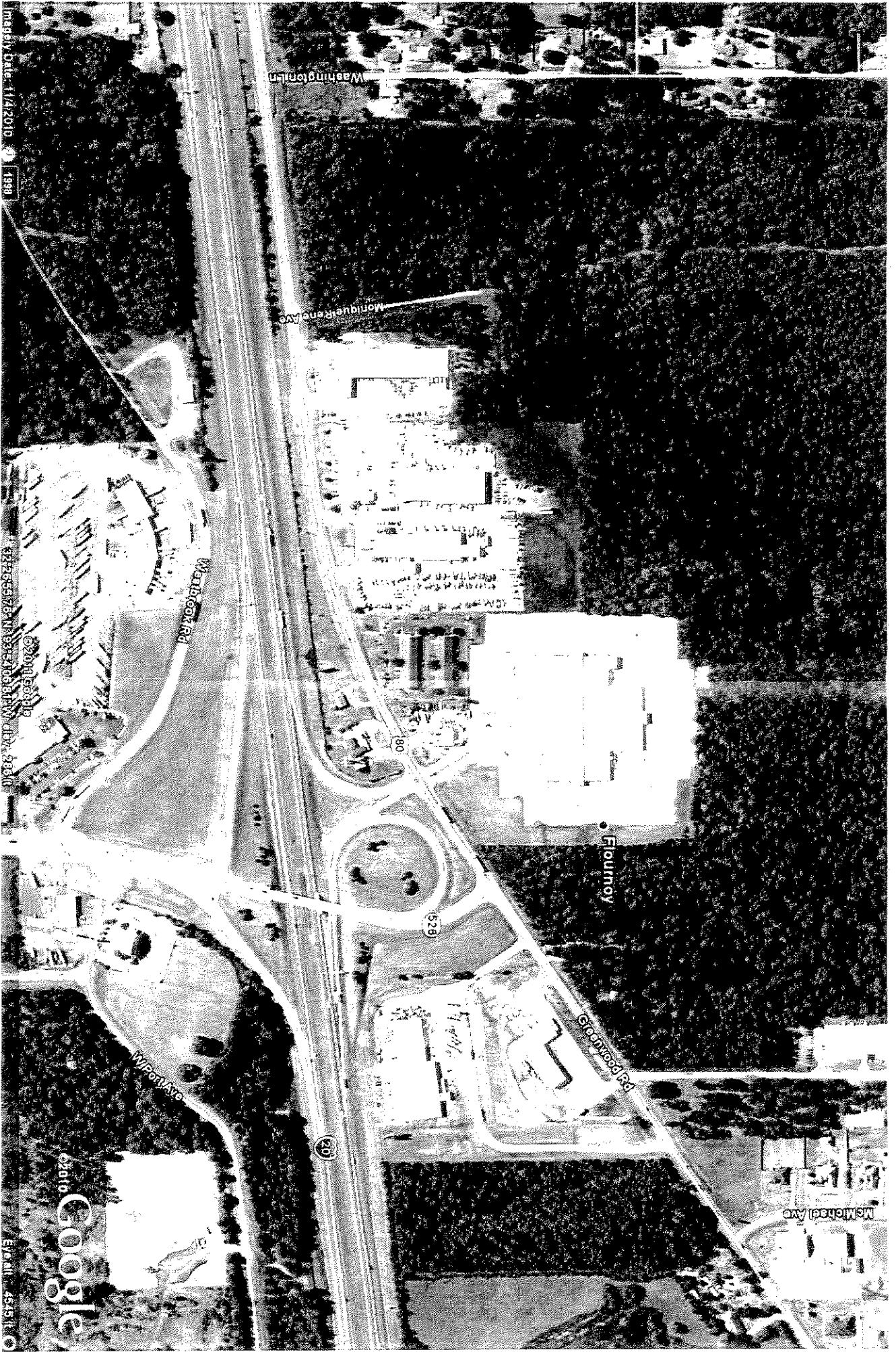
**Consulting Engineers**  
3003 KNIGHT STREET, SUITE 120  
SHREVEPORT, LOUISIANA 71105  
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Submitted at  
Sept 7, 2011  
Public Hearing  
108 4 pages

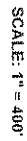




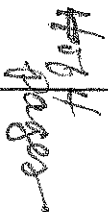
2 of 4 pages



3 of 4 pages



SCALE: 1" = 400'



**Metropolitan Planning Commission  
Shreveport-Caddo**

**Meeting Notes  
Case Number C-76-11  
Proposed Distribution Center - Greenwood Road  
August 31, 2011**

Attendees included;

**Ken Epperson** – President of Caddo Parish Commission and representative for District 12

**Sam Jenkins** – Vice-Chairman of Shreveport City Council and representative for District G

**F. Drake Lee, Jr. and Jerry Jones** – (Legal representation for Franks Management)

**Mark Snow and Dennis Dean**- Aillet, Fenner, Jolly, & McClelland, Inc (Civil Engineers representing Franks Management)

**Liz McCain** - North Louisiana Economic Partnership

**Charles Kirkland** – Executive Director of Shreveport-Caddo MPC

**Alan Clarke, Roy Jambor and Stephen Jean** – MPC Staff

**Summary notes:**

Ms. McCain explained that an unnamed major employer is considering locating in Shreveport. She stated that several sites have been identified as possible locations. The most promising of these sites are located in west Shreveport. Commitments of economic incentives have already been obtained from the State, Parish and City in relation to this project that is now being called "Project Independence". Although the name of the company is yet to be released, it is described as a warehouse and distribution center and that no assembly and manufacturing would be associated with this particular use. 300 to 1,000 persons are estimated to be employed at this location.

Mr. Jones explained that he was representing the owner of a large tract of land located on the north side of Greenwood Road at the intersection of Bert Kouns Industrial Loop. He explained that his client over the past two years has initiated several studies in an effort to explore the feasibility of this site a possible future site for use by a major employer. Although this work has been on going, this project has caused the time-line to be accelerated and is the reason for asking both the MPC and City Council to consider the rezoning of the property at the soonest possible date. The property is currently zoned R-A and will require rezoning to I-1 in order for the proposed use to be allowed.

The civil engineering firm of Aillet, Fenner, Jolly and McClelland has been asked by the owner of the property to develop a site plan that will be utilized by both the MPC and City Council in evaluating the possible rezoning of the property.

**Site Plan Summary**

1. The entire tract is comprised of over 300 acres.
2. The proposed site for the distribution center would be comprised of 100 acres located at the extreme northern section of the tract.
3. The anticipated size of the structure is approximately one million square feet.

4. Two entrances to the site from Greenwood Road are shown on the plan. One entrance is indicated at the extension of the Industrial Loop and the other on the west side of the tract. A buffer of 150 feet is shown from the neighboring property from the driveways.
5. Buffers of existing trees that would remain were indicated on all sides of the development.
6. Over 350 passenger car parking spaces are indicated along with a number of spaces for truck trailer parking.
7. Storm water detention was indicated along the south side of the property.
8. It was expressed that lighting would be designed to be contained within the property boundaries.
9. It was understood by the engineers and property owner that proper design of the entrances was critical and that a meeting with LADOTD officials is planned for September 1, 2011.

### **Concerns**

1. It was expressed that mitigating the impact on the surrounding residential development as much as possible was desirable. Leaving as much of the forested area on site was expressed as a possible means of mitigating some the impact. It was reported by MPC staff that over 300 notices (including the nearest residential subdivisions) regarding this case was sent to surrounding property owners.
2. It was also expressed that traffic safety especially as it relates to increased amount of large truck traffic was a primary concern. Concerns regarding traffic volume, sight distance and other traffic related issues already exist at this location.

### **Observations**

- The proposed I-1 zoning is planned for the entire 300 acre tract. If approved, any use listed in the ordinance as a "use by right" in the I-1 district would be allowed. It was also noted that any future development would require MPC site plan approval.
- LADOTD approval of all connections to Greenwood Road would be required. It is possible that actual improvements to Greenwood Road would be required in order to allow safe access. If improvements were to be made, it is possible the traffic safety could be enhanced beyond what currently exists.
- It was expressed that due to lack of turning capacity at the Pines Road off ramp for south bound traffic, that increased traffic volume was diverted to this location as an alternate route to avoid congestion.

Louisiana Economic Secretary Stephen Moret called while the meeting was in progress to express his support of this project and to report that he has been in contact the LADOTD Secretary Sherri Labas in order to see if any required approvals could be expedited.

**From:** Stephen Moret <Stephen.Moret@LA.GOV>  
**To:** Charles.Kirkland@shreveportla.gov; bjelks@fmcllc.com  
**Date:** 9/7/11 7:40:56 AM  
**Subject:** Zoning of 313-acre site at Greenwood Road and I-20

Bobby, Charles,

In case it is helpful for local zoning discussions relative to the 313-acre site at Greenwood Road and I-20, I am providing the following information about the projects we are pursuing for which this site would be a very good fit.

As you are aware, we are limited in how much information we can share at this point due to nondisclosure commitments we were required to make in order to compete for these projects. However, I can share that I personally have had meetings with various executives of the companies involved and have visited other like business operations that they currently operate.

The potential companies involved are large, highly respected and well known. The potential business uses for the site do not involve ethically objectionable products or services, and the site would not handle or produce any environmentally sensitive materials or products. The jobs that would be associated with the site would generally be eligible for Louisiana's Quality Jobs Program, which means they will offer good wages and full healthcare benefits.

The only meaningful impact we can foresee in the local community is an increase in traffic volumes associated with new employment at the site. We have discussed the project with DOTD and they believe that any anticipated traffic congestion issues can be addressed with capacity improvements (such as turn lanes) and signals with a total investment of approximately \$2.0 million, including work that is anticipated to be required on U.S. 80, LA 526 and I-20 on/off ramps. This \$2.0 million investment could be accommodated in the incentive package offers LED has proposed to the companies involved.

We believe that this particular site would be very attractive to the companies we are pursuing if it has the proper zoning in place in the next few weeks.

Sincerely,  
Stephen Moret  
Secretary  
Louisiana Economic Development

**CC:** Sherri.Lebas@LA.GOV; lizmccain@shreveportchamber.org; kforeman@nlep.org;  
Benjamin.Fontenot@LA.GOV; Don.Pierson@LA.GOV; jjones@bradleyfirm.com

C-76-11  
Submitted at  
Sept. 7, 2011 Public  
Hearing

Petition

OPPOSITION

Name: CASE C-76-11

Address:

9 pages

1. W. D. Mayfield
2. Rosita R. Johnson 3812 Rushmore Dr. 71119
3. Carlos Jenkins
4. Odie Ashley
5. Katasha Jordan 7552 Colquitt Rd Keithville, LA 71047
6. Verdine Lister 7534 Colquitt Keithville, LA
7. India Stokes 4900 General Ewell 71112
8. Aaron Miller 4900 General Ewell 71112
9. Tashanna Greene. 8890 Bayne Dr. Thru. 71118
10. Hayden R. Dean 1955 Logan St. Shreveport LA 71106
11. Franklin D. Roberson 2312 Hill St. Shreveport La 71107
12. Robert E. Dixon II 7906 Woodfield Dr Sport LA 71106
13. Andrea Louis 3913 Caliburn Sport, LA 711
14. ~~Barbara L. Miller~~ 301 Hunters Hollow, BE, LA 711
15. Wanda Hunter 9401 Monticello Dr. Sport LA 711
16. Dianna Thomas 711 E. 71st St. Shreveport 711
17. Elia Thomas 4230 Ridgeway Ave Sport LA 711
18. Frances Jefferson 1825 Stone Creek Sport 71119
19. Gwendolyn Clark 1006 Quail Creek Rd Sport, LA 71105
20. Lisa Skellis 3509 Twilight Dr. Sport, La. 71119
21. Bonte K. Cright 6603 South Main St. Sport 711
22. Kim Dotson 2014 Brent Dr Sport LA 711
23. James Dotson 2014 Brent Dr Sport LA 711
24. Johnny Thompson 6251 Timber Ct. Sport LA 711
25. Ernestine Thompson 6251 Timber Sport LA 711
26. Jerrie Horton 2132 Scott Bossier City 71111
27. Brenda Williams 401 Calum Bossier 71112

Submitted  
Sept 7, 2011  
MRC  
Public Hearing



28. Lanner William 401 Columbia C Bossier LA
29. Emily Thomas 3518 Lane Dr.
30. Carolyn Foy 5849 Oriole Shreveport
31. David Jones Jr. 9409 Chaparral Ln S'port
32. Korel Whitaker 1025 Princeton Ave.
33. Jeremiah Guillory 1360 Shed Rd #F12 Bossier City LA 71111
34. Jan Whitaker P.O. BOX 18242 Shreveport, LA 71118
35. Janee' Smith 16222 Calypso Ct. San Leandro CA, 94578
36. Robert Anderson 111 Devenough Dr. Bossier City, LA 71111
37. Carol Anderson 111 Devenough Dr. Bossier City, LA 71111
38. Carlos Anderson 4832 Vail St. S'port LA, 71119
39. Johnny R. Jenkins > 9821 Hadrian's Way
40. Cynthia H. Jenkins S'port, LA 71118
41. Yetta F Washington 4244 BORDER LANE 71119 638-9448
42. Kathryn Artzberg 5601 Travis Drive 71129 688-4963
43. Dale Artzberg 5601 Travis Dr. 71129 688-4965
44. Carrie M. Williams 5743 Lockwood Dr. 71119 636-0477
45. Mary S. Caldwell 11700 Timber Ridge Dr. 71047
46. Joseph J. W. 10028 Village Green Dr S'port, LA 71115
47. Vera Saxton 1825 Ford St. S'port, LA 71101
48. Dorothy Gilliam 8270 Bee Lane Greenwood Rq. 71103
49. CHELSEA ALLEN 1530 ALSTON ST SHREVEPORT LA 71101
50. Gregory Jenkins 104 Emerson Rd. Benton, LA 71006
51. Wardena Jenkins 104 Emerson Rd. Benton, LA 71006
52. Latoya Koch - Neso - S'port, LA 71109
53. Roy Johnson 3733 Dixie League DR 71109
54. 3812 Rushmore Dr. S'port LA 71119 681-4079
55. Jimmy Puentes 3809 Shadow Creek Dr. S'port 71119 631-4285
56. Kathleen White 934 Lazywood LA 71108 S'port

# Petition

## Case C-76-11

Phone No

Name

Address:

- 1 Patricia C. Spikes
- 2 Chris Williams
- 3 Hoyal Campbell 8231 Bea Ln Greenwood 71033
- 4 Deborah Campbell 8231 Bea Ln Greenwood 71033
- 5 Glen B. Giles 5001 Greenway 711032
- 6 Karen Hooks 9005 Walker Rd 503 71118
- 7 Terry Black 110 Magnolia Chase 71006
- 8 Cynthia Black 110 Magnolia Chase 71006
- 9 Lancelle Duncan 3434 Clarke Blvd 71109
- 10 Naomi Snell 5047 Town North Dr. 71107
- 11 Marilyn Hill 611 E Washington #201 71104
- 12 Jonnie Young 6111 Yukon Drive S'port 71107
- 13 Michael Young 6111 Yukon Drive Shreveport LA 71107
- 14 Gulisha Butler 4025 Golf Link Sport, LA 71109
- 15 Sharon Smith 8200 Pines Rd #2810128 71109
- 138-153716 JoAnn L. Harris 8857 Greenway Ave 71119
- 17 Kimberly Hinton 6757 Greenway Ave 71119
- 18 Sandra Shaw 8941 Twigs Oaks Dr S'port 71118
- 19 Betty Alexander 6908 Sagerwind Dr. 564-0463
- 20 Virginia Washington 6832 Vail St 71119
- 21 Gloria J. Mayfield 9813 Jeyneside Way 71118
- 22 Jerry Harvey 7515 Hwy 1 71107
- 23 Gloria Harvey 7515 Hwy 1 71107
- 24 Jonathan Harvey 7515 Hwy 1 71107
- 25 Roosevelt Bull 4147 Hawkey St 71109
- 26 Steve Miller 1250 Georgia St. Shreveport LA 71104
- 27 Calvin C. Capers 6254 Trailwood Tr 71119

Petition  
Case C-76-11

Name	Address	Zip Code
1 Charles E Grant	431 W 62 <sup>nd</sup> St	
2 Janice Abraham	3935 Tread Dr	71119
3 Sharon Short	3434 Colquhoun	71047
4 John Dooly	4738 Rice Rd	71119
5 James Lato	4332 Ridgeway	71107
6 Doris Lato	4332 Ridgeway	71107
7 Blair Hampton	1136 Gilbert Dr.	71112
8 Rachel Hampton	1136 Gilbert Drive	71112
9 Rachel Lyons	1136 Gilbert Dr.	71112
10 Brian Hampton, Jr	1136 Gilbert Dr.	71112
11 Carretta Giffin	4021 Doris St	71109
12 Roosevelt Bunch	1704 Bonnie St	71104
13 Kevin D. Ellis	10018 Somerset LN	71106
14 Ray Carter	1819 MURPHY St	71101
15 John McWhite	2050 Horton Ave	71105
16 Eugene Taylor	158 Tes Dr	71227
17 Celeste Taylor	158 Tes Dr	71227
18 Dominic Calhoun	158 Tes Dr	71227
19 Kunesha Calhoun	158 Tes Dr	71227
20 Jeremiah Taylor	158 Tes Dr	71227
21 Alvin Collins	158 Tes Dr	71227
22 Anika Collins	158 Tes Dr	71227
23 Shvondrea Calhoun	158 Tes Dr	71227
24 Roseanne D. Ellis	840 Martha	71104
25 Laverne Harris	6517 Bienville St	71119
26 Gloria Bell	2726 Willis St	71107
27 LEONARD BROWN	2726 Willis St	71107

Name address Phone no.

Petition

Case No. C-76-11

5' port

- 227-0453 1 Walter Anderson - 5454 Financial Ave. 71129
2. Woodrow Wilson
3. Angela Wilson
4. Patricia Smith 7811 Masters Dr Spout, LA 71129
5. Gatz Smith 7811 Masters Dr Spout, LA 71129
6. Bernie Toliver 3641 West College St 71109
7. Frank Y. Toliver 3641 West College St. 71109
8. Ruth Lester 4814 Greenwood Bl. - 635-9494
9. Katrina Gulliam 3320 Gorton Rd 518-9683
10. Raymond Gilman Sr 3320 Gorton Rd
11. ~~James W. Jones~~ 1504 TEXAS AVE 22122
12. Min. C.B. Washington 6244 Beech Ln. - 636-3110
13. Marcus Barthill ~~600~~ classified classified
14. Min. Tommy Payer 5849 Dianne St. (318) 631-3165
15. Jacqueline Dixon 2565 Hwy 1 929-5173
16. Joshua Harvey 4586 Amberly Ln.
17. Lis Carolyn Payer 5849 Dianne St. (318) 631-3165
18. Donald Sudds 3102 Linda Street (318) 773-6317
19. Valerie Sudds 3102 Linda Street (318) 773-1847
20. Min. Gregg J. White 3605 Cedar Creek Dr 318) 584-9091
21. Shirley Smith 9730 Bird Rd #3623
22. Denesia Anderson 6136 Wincanton Dr. Spout, LA 71129
23. Monica Lewis 9430 Bentwood Dr Spout LA 71129
24. Rosera W. Capers 7009 Battail Ln Spout, La. 424-4333  
314348383
25. Margaret Byrd 709 Highland Sq De Shreveport, La 7107
26. Michael E. Payer 709 Highland Sq. De Shreveport La 424-8383

Petition  
Case C-76-11

Name:	Address:
1 Bill Roberson	3305 Salem Pl.
2 Addie Roberson	3305 Salem Pl.
3 Willa Scroggins	1036 Orca Dr.
4 Ethel Z. Grunberg	6652 Burke St.
5 Jeffery Armstrong	6652 Burke St.
6 Adue Lewis	260 W. 76th St.
7 Phila M. Moore-Vanner	815 Drexel Dr.
8 Janice E. Campbell	3010 Stonewall St.
9 Ashaya Stephens	2402 Douglas Drive, B.C. 71111
10 Doris Brown	4711 North Lake Dr. Sport La 7110
11 Druscilla Smith	4711 North Lake Dr.
12 Priscilla Taylor	1081 Osage Dr Sport La 7110
13 Joshua Taylor	1081 Osage Dr
14 Ronnie Taylor	1081 Osage Dr Sport La 7110
15 Jerry Thomas	PSC 80 Box 15632 APO AD 96367
16 Love Stephenson	4025 Golf Links
17 Anne E. Wilson	PO Box 5532 Shreveport LA 71135 465-069
18 Dorothy Farrell	4025 Golf Links
19 CAROL ROCHESTER BAKER	6845 KENNON STREET, 71119
20 Ann Wynn	6306 Fernwood Cir 71119
21 Cassie Jackson	8352 Tanya Dr. 71033
22 Leroy Jackson	8352 Tanya Dr Greenwood, La. 71033
23 Ernestine Wilson	10028 Village Green Dr Sport, LA 71115
24 Johnny R. Smith	8401 Blake Street Greenwood, La 71033
25 Lue D. Smith	8401 Blake St. Greenwood, La 71033
26 James W. Lane	210 Madian Ct., Bossier City, LA
27 Mattie Lane	210 S. Madian Ct., Bossier City, LA

Petition  
Case C-76-11

1. Beverly White 6150 Lehigh Beach
2. Carolyn Blount 620 Garden St.
3. Rayana Smith 7000 Fern Ave Apt 152
4. Barbara L. King 4010 Parkway DR KC
5. Ella Blount 1001 Wanda St. B.C. LA 71111
6. Richard A. Blount 1001 Wanda St B.C. LA 71111
7. Thaddeus Reed (318/584-3388) 1838 Anna St Shreveport 71101  
(225) 281-8460
8. Sydney Gooden Neal 4740 Westwood PK Dr 71114  
her 71114
9. Patricia Dawson 6212 Alameda DR 71119
10. Roshanda Spears 9050 Youree Dr. #1305 71115
11. ~~Thomson~~ 6302 Kenwood Dr 71119 S'port
12. Rayna Cartwright-Andrews 178 Fountainview 71118/sport
13. ~~Thomson~~ 2752 1/2 Judson St. 71109
14. Abby Speight 8880 Greenwood Rd #13 71033
15. ~~Blount~~ Adams 8431 Blake St Broomfield, 71033
16. JAMAAL SMITH 6045 Fox Chase TR 71129 318-268-1940
17. Dennis L. Smith 2109 Wakefield Ave (318) 780-8124
18. Abraham Lister 728 W 72nd St (318) 707-9885
19. Robert Lane 318-550-8560
20. FRANK TELIVER 3641 W. College St. 318 286-2727

Petition  
Case C-76-11

1. ~~John - Man~~
2. Beverly G. Evans 4165 Waller Drive 631-8016
3. Henry Proctor 4165 Waller Drive 631-8016
4. DB Nelson III 313 East Boulevard 469-1116
5. Princes Barty 3314 Red Bud Lane 415-8249
6. LEROY BAKER 6845 KENNON ST, 71119
7. Van Linnell 5610 Bluncombe Rd 71129 617-0855  
797-7150
8. Woodrow W. Lean 10029 Village Green Dr
9. Jawanne Selon 8510 Westbrook Pl 470-0695

1. Mr & Mrs Herman Anderson 2711 Scotts Qtr Marshall, TX 75670 903 263-5416
2. Stephanie Barnett 7315 marseille Dr. Spout
3. Joie B. Williams 1408 Clanton St Spout
4. Joslin Dickens-Denson 9934 Brandon Ln Spout 71118
5. Regina C Dodd 6732 Ellis Circle Shrv. port 71119

- 631-7929 6 Bernice J. Hardy Palmer 3506 Milky Way Ln. Shreveport, LA 71119  
828-2494 7 Delecia A. Washington 9209 Blue Spruce Drive Shreveport, LA 71118

1. Regenia S. ROBERTSON 6309 Casa Linda Ct 632-9316
2. Betty B. Ellis 5612 Broadway Ave. 635-1801
3. Darlene Joseph 4113 scenic Dr Spout 631-3621
4. Azela Abigondo 4384 Thurgood Cir Spout 71109 318 631-1507

57. Angela G. Turner 8147 Elysian Fields Rd Greenwood, LA 71033 318-938-74
58. Keesha T. Darty 6660 Washington Lane Spout, LA.



# Petition Case C-76-11

- 1 Mora Walker 3500 Milam St #D-104 318-636-0777
- 2 Theresa Solomon 9250 Dean Rd Apt 2211 990-8805
- 3 Mary V. Dapuz 9811 Fennie Ct. 687-1273
- 4 Sherli J. Anderson 110 McCormick St 318-560-0997
- 5
- 6 Adrian Abraham 7009 Bostain Dr 318-518-6261
- 7 Letitia Monroe 6814 Morrison Dr 318 938 5263
- 8 Jessie Monroe 6814 Morrison Dr 318 938 5263

# Petition Case C-76-11

- 1 Yolanda Adams 835 Sherwood Rd 318 861-7709
- 2 Darrell Mills 6070 Fox Chase Tr. 318-671-7933
- 3 Deborah Mills 6070 Fox Chase Tr. 318 671-7933
- 4 JOSE Harris 6209 Nottaway 636 5508
- 5 Glenn Hunt 4112 Scenic Dr 631-6555
- 6 SARA CARTER 4112 Scenic Drive 631-6555
- 7 Amberly Wright 125 Fountain View 655-5680
- 8 Yolanda B. Smith 6045 Fox Chase Trail 686-3968
- 9 Tony Johnson Jr 3233 Pilg League Dr. (214) 994-0573

# OPPOSITION

**CASE NO. C-76-11, Franks Investment Co, LLC**  
**G/S Jenkins; 12/Epperson**

[illegible]

# OPPOSITION

I the undersigned, oppose The Proposed Distribution Center- Greenwood Road. Case Number C-76-11

Name	Address
1. Carla Cunningham	4278 McMichael, Sport 7111
2. William Ham	4209 McMichael Ave 711
3. Calvin E. Regier Thomas	4272 McMichael Sport 71119
4. ALVIN & ZACQUYNN HANNEY 318-560-5547	4268 McMICHAEL AVE 71119
5. Keina Murray	4237 McMichael Ave 711
6. James Byrd	4199 McMichael Ave Sport, La. 711
7. Wilma Byrd	4199 McMichael Ave. Sport, La. 711
8. Connie Linneal	4201 McMichael Ave Sport, La 711.
9. Lant' Jane Smith	4213 McMichael Ave Sport LA 7111
10. I - a / 25	
11. Song - J. R. - 125	
12. Mr & Mrs Lawrence Shannon	
13. Ernest Kibotini	
14. La's Kibotini	
15. Vernora Bass	4174 Deer Creek Dr.
16. LaVasha Lewis	4150 Deer Creek Dr. Sport LA 71119
17. Demores Hunt	
18. Demores Phillips	
19. C. Sandra Phillips	
20. Janet La' Shadd	

# OPPOSITION

I, the undersigned oppose, The Proposed Distribution Center- Greenwood Road. Case Number C-7611.

- 1 Patsie Smith 4123 Deer Creek Dr.
- 2 Guy Smith
- 3 Tim P. Kimmons 4141 DEER CREEK DR.

4

+KIMMONS@IPSACT.COM

- 5 Delores + Harold Vailot Jr. 4147 Deer Creek Dr.

Delores Vailot Harold Vailot

- 6 Edward S. Ingles 4153 DEER CREEK

- 7 Vikki J. Ingles

- 8 Eleanor Butler 4140 Deer Creek

- 9 Ruby Hansen 6829 LAMBERT ST.

- 10 Lisa Carthon 4137 Waller DR.

- 11 Vinita Braker 4135 Waller Dr.

- 12 Gloria Davis 4217 CALDERWOOD DR

- 13 Sherry Odum 4251 Calderwood Dr.

- 14 Mamie S. Stephens 4130 Waller DR.

- 15 James D. Orr 4150 Waller Dr

- 16 Gracie Betts 4160 Waller Dr.

- 17 E. Betts 6832 LAMBERT ST.

- 18 Berenya Bell 6836 Lambert St

- 19 Jammy Bell 6836 Lambert St.

\* Harvey mingo, & Della Mingo  
4169 Mc Michael Ave  
Shreveport LA 71119

Regina & Chris Henick 4181 McMichael Ave Shreveport, LA 71119

Mark & Amy Ebarb 4180 McMichael Ave Shreveport LA 71119

3 Daniel Park 4164 McMichael AVE Shreveport La. 71119

7 Rhonda In Loeper 6934 Poun path Shreveport, LA 71119  
71116

8 Hester House 6209 Mallory Dr

9 Barbara Monroe Thomas 6863 Washington Lane Sport, La. 71119

10. Demetrius Lorn Jellmer 6829 Washington Ln Sport La 71119

11. Dora Bradley Jellmer 6829 Mermon Dr Sport, La. 71119

12. Warren Bryant 3730 Cleveland Sport, La

13. Carolyn Petherux 6847 Rockwell Pl. 71119 Sport, La

14. Katherine E. Thompson 6778 Washington Ln. 71119

15. William C. Thompson 6778 Washington Ln. 71119

16. Billy Washington 6832 Vail 71119

17. ~~Billy~~ Patricia Washington 6832 Vail 71119

18. Rhonda Phillips SANDER 2807 Hilary Hockley 71107

19 Betty Davis 3902 Lake St 71109

20 Ricker TRAVIS 4248 McMichael 71119